

DEVELOPMENT REVIEW BOARD REPORT



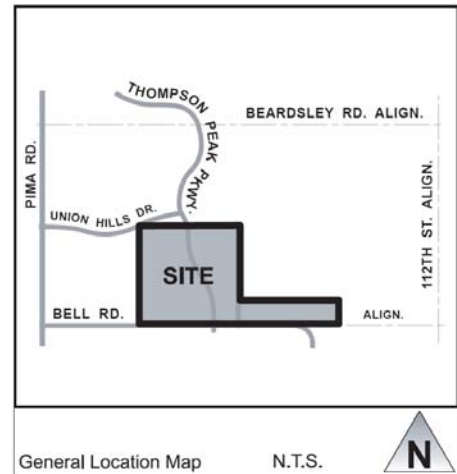
MEETING DATE: March 18, 2004

ITEM NO. _____

PROJECT NAME/
CASE NUMBER **104th and Bell MEDCP
1-MP-2004**

LOCATION North of Bell Road between 96th St.
 & the base of the McDowell
 Mountains

REQUEST Request approval of the Master
 Environmental Design Concept Plan
 (MEDCP)



OWNER Toll Brothers
 480-951-0782

ENGINEER Gilbertson & Associates
 480-607-2244

ARCHITECT/
DESIGNER Greey- Pickett
 480-609-0009

APPLICANT/
COORDINATOR Charles Hare
 Toll Brothers
 480-951-0782

BACKGROUND

Zoning.

In 1991, the property was rezoned as a master planned community with both residential and commercial zoning as follows: R1-35 ESL, R1-18 ESL, R1-10 ESL, R1-7 ESL, R1-5 ESL (single-family residential districts in the ESL overlay), C-O ESL (Commercial Office in ESL), and C-2 ESL (Central Business District in ESL). Approximately 780 acres are zoned residential and 20 acres are zoned commercial. (Case 24-Z-1991)

Context.

The 800 +/- acre site is located at the base of the McDowell Mountains and is south of the DC Ranch Master Planned Community, and north of the McDowell Mountain Ranch Master Planned Community. The site has relatively constant slopes that are predominately in the 2% to 5% range, however there are portions of the east side of the property that have steeper slopes.

There are three significant drainage features on the site that converge at the existing Bell Road bridge located near the southwest corner of the site. These drainage features are as follows: (1) the Reata drainage corridor along the west side of the property; (2) the South Beardsley Wash bisects the property as it enters from the north; (3) the levee/berm structure that bisects the south side of the property.

APPLICANT'S
PROPOSAL**Applicant's Request.**

As required in the 1991 rezoning case for this master planned community, approval of Master Environmental Design Concept Plan (MEDCP) is necessary. The MEDCP outlines the design and planning philosophy for the future development of the community. The MEDCP outlines site characteristics, landscape and architectural themes, open space/parks/trails, drainage facilities, and streetscape concepts. Approval of the MEDCP will allow the applicant to complete their Preliminary Plat application in late March 2004 for a Development Review Board hearing in May 2004.

Since the draft MEDCP was distributed to the Development Review Board for the Board's Study Session on March 4, 2004, the applicant has revised many of the graphics of the MEDCP to provide more information and to clarify issues discussed during the Study Session (such as providing stone treatments to walls).

Open space will be provided through vista and scenic corridors, setbacks along road frontages, in areas left in their natural state, and in park and recreation areas. Drainage systems will maintain the integrity of the site and will provide opportunities for open space networks and trail/path linkages.

Minor drainage channels are proposed to be reinforced (where needed) with native stone on top of rip rap for erosion protection and slope stabilization. To stabilize major drainage channels, the applicant proposes sloped walls (colored concrete matching the soil), or vertical walls (colored concrete or stucco).

The landscape concept makes use of the desert vegetation using a variety of plant species and densities to create landscape character themes throughout the community. Turf is proposed on a limited basis in common community areas or in yards of private residences (in accordance with the City's Water Resources Ordinance).

The architectural elements at the main community entrance buildings propose to have Hacienda images of both Spanish and Territorial heritage, with entry courts having feature walls and trees, and stone pavers. Secondary and neighborhood entrances also propose feature walls and trees with stone pavers. Community walls will have a variety of exterior treatments including slump block, stucco, stone, and wrought iron materials. The use of stone should be used for wall treatments along drainage corridors and natural area open spaces. For the commercial development, Mission/Spanish colonial architectural styles are proposed.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

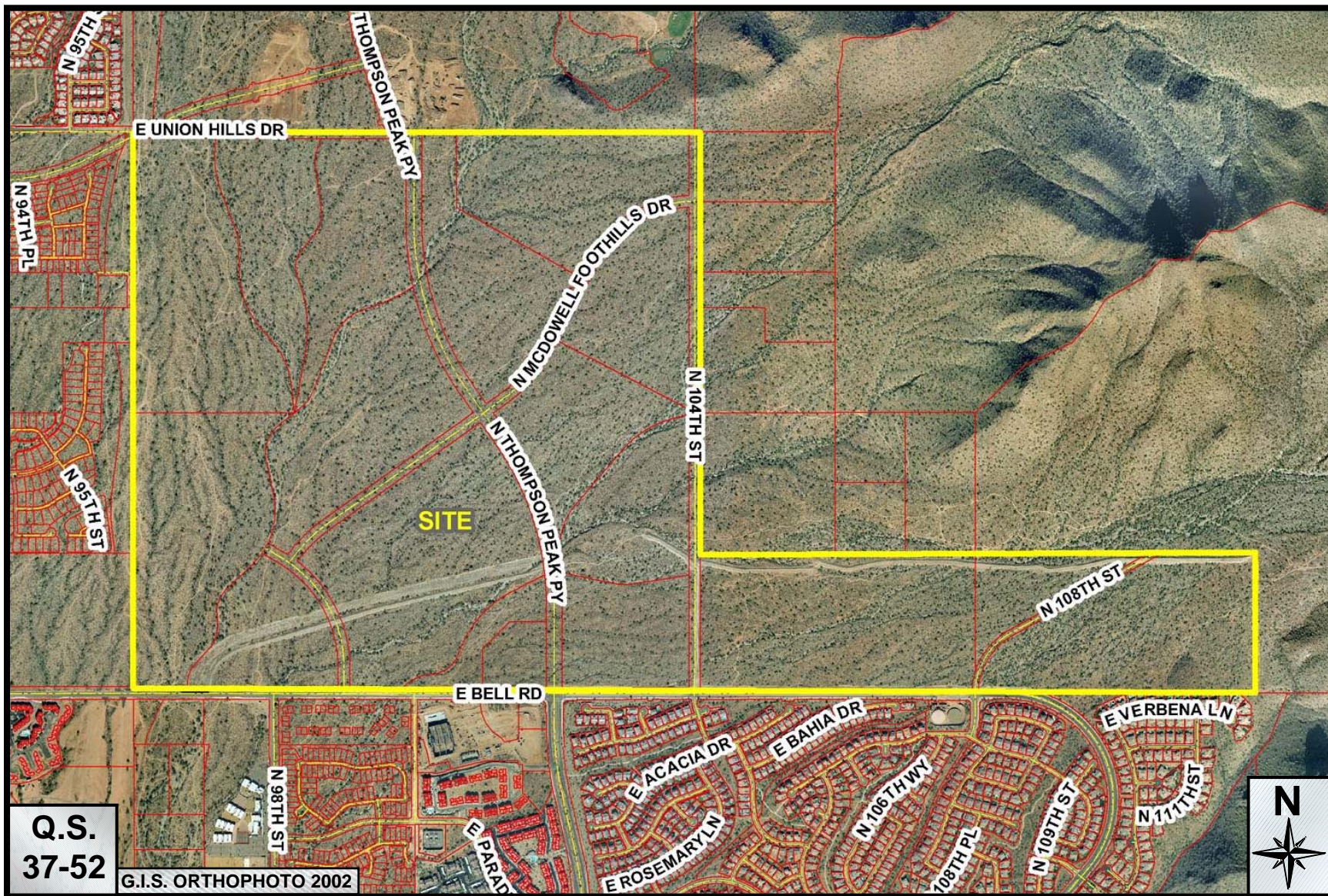
STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

Kurt Jones
Current Planning Director
Phone: 480-312-2524
E-mail: kjones@ScottsdaleAZ.gov

ATTACHMENTS

1. Context Aerial
 2. Aerial Close-Up
 3. Zoning Map
 4. Project Fact Sheet
 5. Community Input Letters
 - A. Stipulations/Zoning Ordinance Requirements
- Enclosure: MEDCP



Q.S.
37-52

G.I.S. ORTHOPHOTO 2002

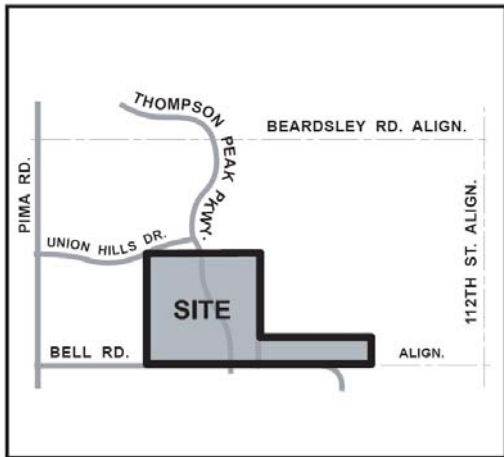
104th St. & Bell Rd.

1-MP-2004

ATTACHMENT #2



FACT SHEET



Toll Brothers Project

780 acres located at the northeast corner of 96th Street and Bell Roads.

Current Status:

City Council authorization of a Development Agreement with Arizona State Land Dept. and Toll Brothers

March 16, 2004 – the Scottsdale City Council is scheduled to consider approval of a development agreement between the City, the Arizona State Land Department and Edmunds-Toll Construction Company, to resolve development issues and various claims related to the city's acquisition of approximately 383 acres of property for inclusion in the McDowell-Sonoran Preserve (north of Bell Road and east of the Thompson Peak Parkway alignment).

Related Actions:

- September 16, 1991 – The City Council approved a request to rezone approximately 800 acres at the northeast corner of 96th Street and Bell Road from R1-35 ESL (single-family residential in the Environmentally Sensitive Lands Overlay) to R1-35 ESL, R1-18 ESL, R1-10 ESL, R1-7 ESL, R1-5 ESL (single-family residential districts in the ESL overlay), C-O ESL (Commercial Office in ESL), and C-2 ESL (Central Business District in ESL) with amended development standards for R1-18 ESL

Background:

- Approximately two years ago, State Land auctioned approximately 800 acres of land north of Bell for development. Part of the information packet provided by the State Land Department to prospective bidders included notice of the city's intention to acquire the land east of the proposed Thompson Peak Parkway Alignment for inclusion in the McDowell Sonoran Preserve. Toll was the successful bidder, so the city began discussions with Toll to acquire the property.

Development Issues:

- During acquisition discussions, a variety of issues arose related to property development including:
 - application of the new Environmentally Sensitive Lands Ordinance (ESLO) regulations
 - timing and responsibility for various infrastructure improvements
 - the city's right to condemn the property; and
 - the value of the property
- Additionally, the State Land Dept. (which has an interest in the property until Toll completes its purchase), took the position that the city could not condemn the property until it had transferred title to Toll.
- The city and Toll have been able to reach agreement on all of the entitlement issues except the value of the property to be condemned.

City Actions:

- January 13, 2004 – The city filed its complaint condemning the property, thereby fixing the value of the property.
- By agreement of the parties, the complaint has not been served. If the development agreement is approved and implemented, the State Land Dept. will transfer title of the Preserve land to Toll and the condemnation will proceed with land value being the only unresolved issue.

Development Agreement Process & Terms:

- **Preserve Acquisition** - Once the development agreement is approved and in effect (approximately mid-May), the State Land Dept. will permit Toll to obtain title to the 383 acres the city wants to condemn or acquire for the Preserve, and the city will gain possession of the property while the condemnation action is pending.
- **Zoning Stipulations** – at the request of Toll, the 1991 zoning stipulations are clarified to accommodate changed conditions and to update the stipulations to reflect current ordinance standards.
- **ESLO** – the ESLO standards in effect at the effective date of the agreement, apply to all development, except the city will consider permitting 30' building heights on the smaller lot sizes in R1-5, R1-7, R1-10, and R1-18 zoning districts. This consideration would apply to all ESLO properties. If the city decides not to allow 30' building heights, the agreement can be terminated.
- **Drainage & Flood control** – Toll will construct at its own cost, the east half of the regional flood drainage structure running through its property, which the city will then maintain, with Toll paying its share of the costs. The existing Bell Road Dike will be dedicated to the city, which the city will then maintain, with Toll paying its share of the costs.
- **Circulation System** – Toll will design and construct four full lanes of Thompson Peak Parkway through the property, with the City reimbursing Toll for the half built on the Preserve property. Toll will also pay its proportionate share of the CAP aqueduct bridge and the Bell Road improvements adjacent to its property.
- **Resolution of Claims** – Upon the effective date of the development agreement, Toll will waive all existing claims against the city arising from off-site flood waters, and all other claim related to issues addressed in the development agreement.

Next steps:

As the State Land Dept. and Toll Brothers currently own and control the development rights on the 780 acres, Toll Brothers is processing a preliminary plat and completing a Master Environmental Design Concept (MEDCP) for the full acreage. The preliminary plat (for 780 acres) is expected to be submitted in late March and approved by mid-May.

Once the Development Agreement is in effect and the City has taken possession of the 383 acres slated for Preserve acquisition, then development action on that portion of the 780-acre proposed project would cease.

- March 18 – Scottsdale Development Review Board to review Master Environmental Design Concept (MEDCP)
- May 6 (Tentative) – Development Review Board to review preliminary plat

Staff Contacts:

Kroy Ekblaw, Planning & Development Services General Manager – (480) 312-7064
kekblaw@scottsdaleaz.gov

Donna Bronski, Deputy City Attorney – (480) 312-2624
dbronski@scottsdaleaz.gov

-----Original Message-----

From: David Matusow [mailto:dmatusow@onlinecc.com]

Sent: Monday, March 08, 2004 8:13 PM

To: dmcclay@scottsdaleaz.gov

Cc: citycouncil@scottsdaleaz.gov; rgrant@scottsdaleaz.gov

Subject: 1-MP-2004 - 104TH AND BELL MEDCP

I am writing about the lack of information posted on the Scottsdale website for this project. To say that it is skimpy does not give it proper credit!

There is a two page PDF who's writing is so small as to be almost impossible to read. There is NO details on when this item is coming up, which body will be reviewing it, the process of the item, or any other information. This is COMPLETELY unacceptable!

Let's get some details on the master plan, such as:

- how the recent decision by the City of Scottsdale to condemn a portion of this property will effect this design
- what portion of the property falls under the condemnation
- how many homes will be built
- where any amenities will be located
- how these will be impacted by the surrounding communities,
- where and what public amenities will be provided
- time frames for development
- traffic projections and impacts
- plans for development of the surrounding infrastructures, such as roads.

Only after the City is ready to provide a minimum amount of information should this project come before the citizens and the appropriate bodies and commissions of the City. Until that time, this request should be held! I am expecting that this request be pulled until information is provided. I would expect that the signage that is currently onsite should be taken down to signal to the citizens that the application has been pulled until an appropriate time is determined.

Thank you,
David Matusow
10447 E. Texas Sage Lane
Scottsdale, AZ 85255

ATTACHMENT #5

-----Original Message-----

From: JLMB553322@aol.com [mailto:JLMB553322@aol.com]

Sent: Monday, March 08, 2004 1:38 PM

To: dmcclay@scottsdaleaz.gov

Subject: Trovas area re: Case Number 1-MP2004

First of all I oppose this entire thing with Toll Brothers....Now they want to start building up the mountains of the McDowells. Where are we going these days? The animals have no more room to go anywhere and the beauty of the mountains will be destroyed.

I would like to know exactly what will be behind the Trovas subdivision that Toll Bros. intends to build on....Will it be houses or a community rec. center? He doesn't explain things very well and Charles Hare is not a favorite person in this area of Scottsdale....

Joan Lamb

Stipulations for Case:
Case Name
Case 1-MP-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the development shall substantially conform to the Master Environmental Design Concept Plan (MEDCP) submitted by Toll Brothers, Inc. (dated March 11, 2004).

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All main community park buildings shall conceptually conform to the MEDCP and shall return the Development Review Board for subsequent approval.
3. All community entry buildings shall conceptually conform to the MEDCP and shall return the Development Review Board for subsequent approval.
4. All community buildings shall conceptually conform to the MEDCP and shall return the Development Review Board for subsequent approval.

Ordinance

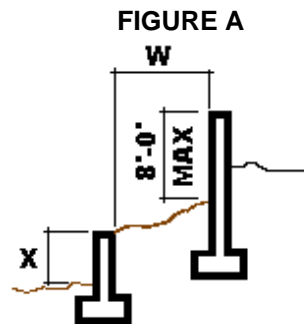
- A. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited. (Zoning Ordinance Section. 6.1070.G.1.a or as amended)
- B. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property. (Zoning Ordinance Section. 6.1070.G.1.b or as amended)
- C. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast. (Zoning Ordinance Section. 6.1070.G.1.c or as amended)
- D. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings. (Zoning Ordinance Section. 6.1070.G.1.d or as amended)
- E. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars. (Zoning Ordinance Section. 6.1070.G.1.e or as amended)
- F. No paint colors shall be used within any landform that have a LRV greater than thirty-five (35) percent. (Zoning Ordinance Section. 6.1070.G.1.g or as amended)
- G. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color on file in the Planning Systems department. (Zoning Ordinance Section. 6.1070.G.1.h or as amended)
- H. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties. (Zoning Ordinance Section. 6.1070.G.1.k or as amended)

- I. Water features and their locations shall be in conformance City of Scottsdale Revised Code Article VII: Water Conservation. Note: All water feature designs are subject to the review and approval of the City of Scottsdale's Water Resource Department.

SITE DESIGN:

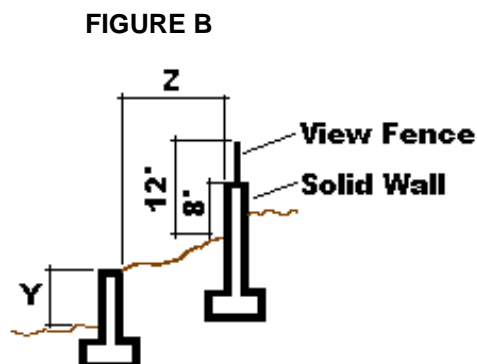
DRB Stipulations

5. All Main Community Park site design shall conceptually conform to the MEDCP and shall return the Development Review Board for subsequent approval.
6. The site design of community entry buildings shall conceptually conform to the MEDCP and shall return the Development Review Board for subsequent approval.
7. The site design for the entry buildings shall conceptually conform to the MEDCP and shall return the Development Review Board for subsequent approval.
8. With the preliminary plat and/or Development Review application the developer shall provide details all community parks, other than the Main Community Park.
9. With the preliminary plat and/or Development Review application the developer shall provide details all of neighborhoods parks.
10. Unless otherwise approved by the Development Review Board through the preliminary process, any retaining wall and fence wall combination (a fence wall on top of a retaining wall) adjacent to streets, washes, open space, parks, vista corridors, scenic corridors shall not have a visual height greater the 8-feet. Walls combination that have a visual height greater than 8-feet, shall be stepped or broken up through the use of multiple retaining wall as shown Figure A.



The height of any individual retaining wall, within the stepped wall combination, shall not exceed a maximum of 6-feet, "x" dimension shown on Figure A. The separation between step walls, "w" dimension shown on Figure A, shall be a minimum of 4-feet when the lower retaining wall "x" has a visual height up to 4-feet. The minimum separation, "w" dimension shown on Figure A, shall be equal to the height of the "x" dimension when the visual height of "x" is greater than 4-feet.

11. Unless otherwise approved by the Development Review Board through the preliminary process, any retaining wall and fence walls with view fencing combinations (a fence wall with view fencing on top of a retaining wall) adjacent to a streets, washes, open space, parks, vista corridors, or scenic corridors shall not have a total height greater the 12-feet, as shown Figure B. The solid wall portion of this type of combination wall shall not exceed a visual height greater than 8-feet, as shown Figure B. Walls combination that have a visual height greater than 8-feet solid wall or a total height greater that 12-feet shall be stepped or broken with additional steps.



The height of any individual retaining wall within the stepped wall combination shall not exceed a maximum of 6-feet "y" dimension shown on Figure B. The minimum separation, z dimension shown Figure B, between walls shall be a minimum of 4-feet when the lower retaining has a height up to 4-feet. The minimum separation, "z" dimension shown Figure B, shall be equal to the height of the "y" dimension when the visual height of "y" is greater than 4-feet.

12. The developer shall provide a landscape buffer between the McDowell Sonoran Preserve and the residential lots.
13. Unless other wise approved by the Development Review Board, the concrete scour wall, as indicated in MEDCP as major crossing concept A, shall be completely covered with soil and plant revegetation.
14. Cut and fill slopes shall be rounded and contoured to blend with the existing contours of the adjacent natural grades.
15. Walls adjacent to the Reata Wash, Regional Drainage Facility, Beardsley Wash, NAOS and open space tracts shall be meander walls / fences. With the preliminary plat and/or Development Review application, the developer shall provide a wall type location plan.
16. If fence walls and/or fencing is be provided adjacent to the Reata Wash, Regional Drainage Facility, Beardsley Wash, NAOS areas, vista corridors, and open space tracts, there shall be a minimum of 4-feet of view fencing. Subject to the approval of the Project Coordination Manager the view fencing may be reduced in area necessary to provide solid walls accommodate grade transitions. Wall columns may be solid for the entire height of the wall/fence, column width shall be architectural proportional wall/fence subject to the approval of the Project Coordination Manager.

Ordinance

- J. Walls within the sight visibility triangle shall be limited to 2-feet in height. (Zoning Ordinance Section. 7.104.A.2 or as amended)
- K. Walls Adjacent to Vista Corridors. The design and construction of walls, as defined in Section 3.100 of the Zoning Ordinance, adjacent to required Vista Corridors shall comply with the following standards:
 1. Walls shall not be constructed within the Vista Corridor easement.
 2. Walls shall be located only within approved construction envelopes.
 3. Solid, opaque walls higher than three (3) feet shall be set back four (4) feet from the approved Vista Corridor easement alignment for every (1) foot of solid, opaque wall height above three (3) feet, but shall not exceed the maximum height of six (6) feet. (Case 24-Z-1991, Ordinance #2398).
- L. Any proposed modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (drainage and floodplain ordinance) of the City of Scottsdale Revised Code. (Zoning Ordinance Section. 6.1070.G.1.I or as amended)

TRAILS:

DRB Stipulations

17. There shall be no private access / private trail access to McDowell Sonoran Preserve without obtaining written approval from the Preserve Director.
18. Public Multi-use Trail designs shall conform to the Design Standards and Policy Manual.
19. Public Multi-use Path designs shall conform to the Design Standards and Policy Manual, City of Scottsdale's Supplement to MAG Standards, MAG Standards, and the circulation mater plan as determined by the Plan Review Staff.
20. The final location of Public Multi-use Trail and the Public Multi-use Path Easements and improvements shall receive the approval of the City of Scottsdale's Parks and Recreation Department's Trails Planner prior to the final plans submittal.

21. The height clearance for the multi-use public trail under the Bell Road shall be in accordance with the Design Standards and Policy Manual's trail under pass figure to the satisfaction of the City of Scottsdale's Parks and Recreation Department's Trails Planner.

Ordinance

- M. With the final plat(s) adjacent to the Reata Drainage Corridor, and the berm/levy, the developer shall dedicate a minimum 15-foot wide a Public Multi-use Trail easements (Referred to as an equestrian trail easement in Case 24-Z-1991, Ordinance #2398).
- N. The applicant shall revise the Community Trails Master Plan to show the Public Multi-use Path and easement dedications within the Reata Drainage Corridor to the satisfaction of the Project Coordination Manager and City of Scottsdale's Parks and Recreation Department's Trails Planner. (Referred to as a bike path easement in Case 24-Z-1991, Ordinance #2398).

STREET DESIGN:

DRB Stipulations

22. Street and cul-de-sac shall be in conformance with the approved circulation master plan.
23. The Thompson Peak Parkway bridge crossings exposed walls and railings shall conform to the Architectural wash crossing wall concepts or otherwise approved by the Development Review Board through the preliminary plat process.

Ordinance

- O. Traffic signage for public streets and private streets intersecting with public streets shall conform to the City of Scottsdale requirements unless approved by the City of Scottsdale Transportation Department.
- P. With the preliminary plat application, the developer shall indicate all public right-of-way dedication on the plan in accordance with Case 24-Z-1991, Ordinance #2398, and the approved master circulation plan.
- Q. With the preliminary plat application, the developer shall indicate all 1'-0" Vehicular Non-access Easement dedication on the plan in accordance with Case 24-Z-1991, Ordinance #2398.

OPEN SPACE/NAOS:

DRB Stipulations

24. With the preliminary plat and/or Development Review application, the developer shall provide details on treatments of all vista corridors, including tops of banks, major vegetation, and wash widths.
25. With the preliminary plat and/or Development Review application, the developer shall provide details on any alteration to the natural state of wash with 50 cfs and 250 cfs and greater.
26. The developer shall be responsible for the preservation and maintenance for all natural areas, except as adjusted by a development agreement with the City.

Ordinance

- R. A scenic setback with an average width of 30 feet and a minimum width of 25 feet shall be provided for all buildings, walls, parking lots, signage or other development improvements along Thompson Peak Parkway. This setback is to be left in a natural condition or revegetated with approval from the Development Review Board. This width is to be measured from the outside edge of the road right-of-way. The minimum width of the setback may be reduced by the Development Review Board if protection of significant natural features can be better achieved. This may be applicable as required N.A.O.S. for the adjacent parcels. (Case 24-Z-1991, Ordinance #2398)
- S. Vista Corridor Watercourses (Case 24-Z-1991, Ordinance #2398).
 1. All watercourses with a 100 year flow of 750 cfs or greater shall be designated as Vista Corridors and shall generally be left in a natural state, except that a Vista Corridor may incorporate street and utility right-of-way crossings and stormwater management systems which may include flood control structures,

- multi-use recreational facilities, and other similar improvements, subject to Development Review Board review.
2. The location of the Vista Corridor shall be established by scenic easement with conditions consistent with these stipulations, which easement shall have a minimum average width of 100 feet. The Vista Corridor easement shall be continuous and shall, at a minimum, include:
 - a. Any existing low flow channels.
 - b. Major vegetation.
 - c. The area between the tops of the banks of the watercourse. The location of the top of the banks of the watercourse shall be determined jointly by the owner and Project Review staff and staked by owner.
 3. If areas within the Vista Corridor are disturbed by the proposed development except those changes allowed under this Section, those watercourse areas shall be reconstructed as closely as reasonably possible to their natural, pre-development state. The location and treatment of the Vista Corridor shall be approved prior to site plan or preliminary plat approval on the adjacent parcels.
- T. Any proposed alteration to the natural state of watercourses with a 100 year flow of 250 cfs or greater or proposed improvements within such watercourses, shall be subject to Development Review Board approval.
- U. Any proposed alteration to the natural state of watercourses with a 100 year flow of 50 cfs or greater or proposed improvements within such watercourses shall be subject to Project Coordination staff approval.
- V. Identification of Buildable Areas. As part of a preliminary plat or Development Review application, construction envelopes shall be shown on the site plan for parcels where such construction envelopes will exist. The construction envelopes shall be identified at the time of final plat submittal on an unrecorded supplemental document.
- W. Identification of Natural Area Open Space. The boundaries of natural area open space shall be accurately surveyed and any boundaries between such open spaces and areas being developed shall be clearly staked in accordance with the approved grading plans. Such surveying and staking shall be inspected and approved prior to construction in each development phase. Any required natural area open space to be provided on an individual parcel shall be identified prior to the issuance of building permits for that parcel.
- X. Protection of Natural Area Open Space During Construction. Prior to the commencement of construction in each residential parcel, the natural area open space shall be suitably protected during the time of construction with access corresponding to the approved site plan. At the time of final building inspection for a dwelling unit on a parcel, there shall be a site inspection to ensure that any disruption to the natural area open space around the construction site has been revegetated as approved on plans submitted to Project Review.

LANDSCAPE DESIGN:

DRB Stipulations

27. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
28. All Main Community Park landscape design shall return the Development Review Board for subsequent approval.
29. With the preliminary plat and/or Development Review application the developer shall provide landscape all community parks, other than the Main Community Park.
30. With the preliminary plat application the developer shall provide landscape plans for the neighborhoods parks.
31. Revegetation of disturbed areas shall incorporate salvaged plants, new plant material, and hydro-seed to the satisfaction of the Plan Review staff. Hydro-seed may be utilized as supplement to the revegetation areas and not primary method of revegetation.

Ordinance

- Y. Native Plant Preservation. The owner shall secure a native plant permit as defined in Chapter 46, Article V of the City Code for each development site.
- Z. Plant materials that is not indigenous to the ESL area shall comply with the development standards. (Zoning Ordinance Sections 6.1070.G.1.i and 6.1070.G.1.j or as amended)
- AA. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard. (Zoning Ordinance Section. 6.1070.G.1.j or as amended)
- BB. The maximum allowable turf and water intensive plants (any plant not on the Arizona Department of Water Resources Phoenix Active Management Area plant list) and locations shall be in conformance City of Scottsdale Revised Code Article VII: Water Conservation to the satisfaction of the City of Scottsdale's Water Resource Department.
- CC. Revegetation areas shall be irrigated for 3 years or until the plant material has become established. (Zoning Ordinance Section 10.303.)
- DD. Undisturbed Natural Area Open Space enhancement shall be limited to native plant material. (Zoning Ordinance Section 6.1060.1.a.)

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 32. All exterior luminaries that utilize High Intensity Discharge lamps and any exterior luminarie that are mounted above 6-feet shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except for parking lot canopy / carport. Parking lot canopy / carport lighting shall be recessed within the canopy so that it is shielded and shall not project below the fascia. The light source is not directly visible from the property line.
- 33. All exterior luminaries below 6-feet shall not exceed a total luminaries lamp wattage of 40 watts. These lamp types shall be an incandescent or halogen incandescent source. Other lamp sources may be permitted if the source has an equivalent lumen output and Kelvin temperature of a 40 watt incandescent or halogen incandescent source lamp to satisfaction of the Zoning Administer.
- 34. The individual High Intensity Discharge luminarie lamp shall not exceed 250 watts.
- 35. The color of all exterior bollards, light poles, pole fixtures, and yokes, shall be a flat black, dark bronze, or rust colored.
- 36. No lighting shall be permitted in dedicated NAOS, Scenic Corridor, or Vista Corridor easements.
- 37. Not including sport fields or sport courts luminarie lamps, any High Intensity Discharge lamp shall be High Pressure Sodium.
- 38. Landscape Lighting:
 - a. Landscaping lighting shall only be utilized to accent plant material.
 - b. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.

Ordinance

- EE. Outdoor Lighting. The maximum height of any outdoor lighting source shall be 14 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of Section 7.600 of the Zoning Ordinance. (Case 24-Z-1991, Ordinance #2398)
- FF. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint. Low scale shall be as defined by the Zoning Administrator. (Zoning Ordinance Section. 6.1070.G.1.f)

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

39. Prior to final plat approval, an agreement with the City shall be in place regarding the identification of responsible parties for the easements, construction, and maintenance of specified open space, paths, trails, walls, signs, and drainage facilities.
40. Flagpoles, if provided, shall be one piece, conical, and tapered.

Ordinance

GG. Signs and monument sign walls shall comply with Article VIII of the Zoning Ordinance.

RELEVANT CASES:

Ordinance

HH. At the time of review, the applicable zoning case for the subject site was zoning case 24-Z-1991.